



Beechcroft Avenue

Brandon DH7 8TF

Offers In The Region Of £199,950





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Beechcroft Avenue

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- No chain involved
- EPC RATING - TBC
- Not overlooked to the rear

- Extended family home
- Impressive open plan kitchen, dining and living area
- New fuse box

- Lovely views
- Three good sized bedrooms
- New fencing to the rear

SOLD STC - SIMILAR PROPERTIES REQUIRED!

Available for sale with no chain involved, this extended, detached house with three well proportioned bedrooms, enjoys a lovely location on the outskirts of Brandon with fields and woodland to the rear.

The spacious floor plan comprises of a welcoming hallway, living room with feature fireplace and impressive open plan kitchen, dining and living area which spans across the rear of the property. The perfect space for family living and entertaining, it has bi-fold doors opening to the rear garden and a comprehensively fitted kitchen. To the first floor, there is a master bedroom with built in wardrobes and ensuite shower room, a generous double bedroom with fitted wardrobes and storage, further well proportioned third bedroom and a luxurious bathroom with jacuzzi bath. Externally there is an ornamental garden and double driveway to the front, leading to the garage, whilst to the rear is an enclosed garden, which enjoys a good degree of privacy.

Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Hall

Welcoming hallway entered via UPVC door. Having two side windows, stairs leading to the first floor, a cloaks cupboard, coving, laminate flooring and wall panel radiator.

Living Room

14'7" x 9'10" min (4.46 x 3.00 min)

Spacious reception room with a UPVC double glazed bow

window to the front, a feature fireplace housing a gas fire, coving and a radiator.

Open Plan Kitchen, Dining and Living Area

26'1" x 15'1" max (7.97 x 4.60 max)

An impressive open plan kitchen, dining and living area which stretches across the rear of the property, creating the perfect space for family living and entertaining. There are two UPVC double glazed windows to the rear and bi-fold doors opening to the rear garden, as well as wood laminate flooring throughout, feature lighting and two wall panel radiators.

The kitchen is fitted with a range of contemporary units and work surfaces incorporating a stainless steel sink and drainer unit with a mixer tap, a built in stainless steel oven and hob with extractor over, an integrated microwave oven, an integrated fridge, freezer and dishwasher. Further features include recessed spotlighting and a radiator.

The lounge area has bi-fold doors opening in to the rear garden.

FIRST FLOOR

Landing

With a cupboard housing the combi gas central heating boiler, a UPVC double glazed window to the front, a radiator and access to the loft via a retractable ladder, which is boarded for storage and has a light.

Bedroom One

11'6" x 11'4" (3.51 x 3.47)

Double bedroom with a UPVC double glazed window to the rear, fitted wardrobes and a radiator.

Ensuite

6'5" x 5'6" (1.98 x 1.68)

Comprising of a cubicle with electric shower, a hand wash basin set to a vanity unit, WC, tiled splashbacks and flooring, a radiator and UPVC double glazed window to the rear.

Bedroom Two

12'10" x 10'1" (3.93 x 3.08)

Generous double bedroom with a UPVC double glazed window to the front, fitted wardrobes and storage and a radiator.

Bedroom Three

8'7" x 7'10" (2.63 x 2.39)

Further well proportioned bedroom with a UPVC double glazed window to the front and radiator.

Bathroom/WC

11'0" x 7'0" (3.37 x 2.15)

Luxurious bathroom comprising of a jacuzzi bath, cubicle with mains fed shower, hand wash basin set to a vanity unit, WC and bidet. Having tiled splashbacks and flooring, a heated towel rail, recessed spotlighting, an extractor fan and UPVC double window to the rear.

EXTERNAL

To the front of the property is an ornamental garden and a block paved double driveway, whilst to the rear is a good sized enclosed garden, which is not overlooked to the rear. It has new fencing, a lawn and patio area.

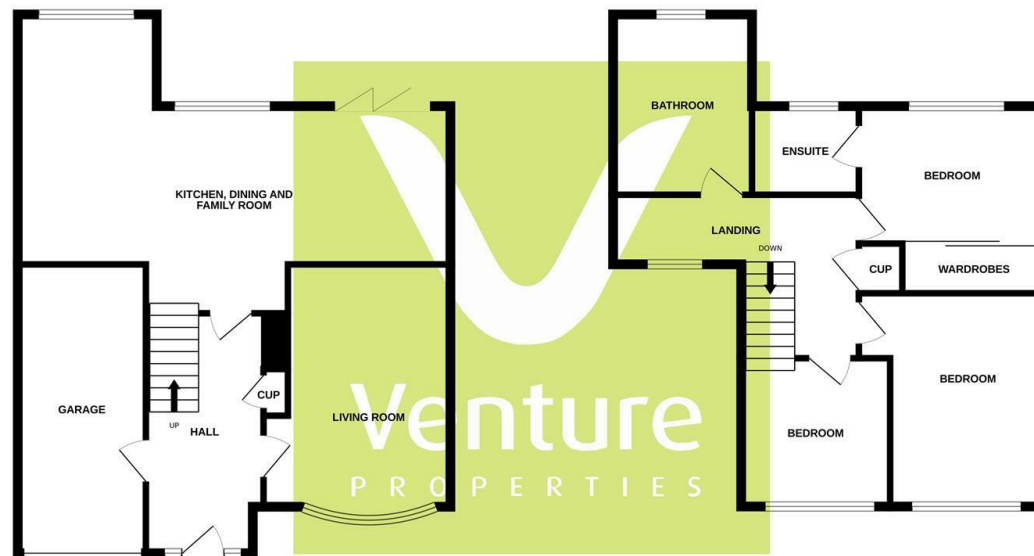
Garage

17'5" x 7'9" (5.32 x 2.37)

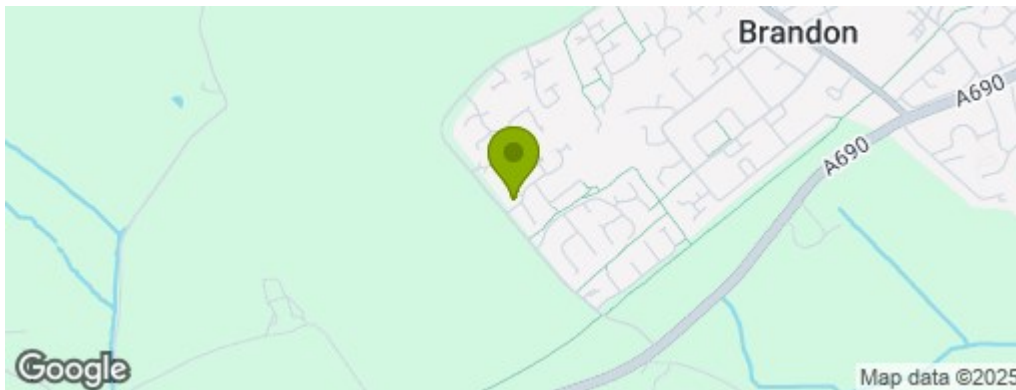
Having an electric roller door, plumbing for a washing machine and door to the hallway.

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Information

Tenure: Freehold

Gas and Electricity: Mains

Sewerage and water: Mains

Broadband: Ultrafast Broadband available. Highest available speed is 80 Mbps.

Mobile Signal/coverage: Likely with EE. We recommend contacting your service provider for further information.

Council Tax: Durham County Council, Band: C Annual price: £2,268 (Maximum 2025)

Energy Performance Certificate Grade TBC

Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.

Flood Risk: Very low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Disclaimer

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